

## **Deer Ridge HOA Fine Schedule and Enforcement Policy**

Below is the Enforcement Policy and Fine Schedule for the Deer Ridge Community. The primary objective for the Board of Directors Rules Enforcement Policy is rule compliance. The purpose of this fine schedule is to ensure uniform fines for violations of the community rules and regulations.

### **Schedule of Fines**

Landscape Maintenance Violation:	\$25.00 per week
Trash:	\$25.00 per week
Quiet Enjoyment (Nuisance):	\$50.00 per occurrence
Animals:	\$50.00 per week
Parking Violation:	\$50.00 per week
Architectural Violation:	\$25.00 - \$100 per week
ACC Application Violation:	\$50.00 - \$200.00 per week

(An ACC Application must be submitted and approved before any architectural improvements can be made. If the application is not submitted and approved prior to commencement of the work, fines can be imposed from the day work began, after the appropriate notice and hearing.)

This above list is not complete or comprehensive. All other violations not listed or specified above will result in reasonable fines up to \$500.00 per week.

The payment of any and all legal fees and costs incurred by the Association to enforce violations or collect fines shall be the responsibility of the homeowner.

Homeowners are responsible for damage caused to the common area. It is the homeowner's responsibility to inform their tenants of the rules and regulations. The homeowner is responsible for any common area damaged caused by the tenants.

### **Procedure**


- First Notice:** A courtesy letter citing the specific violation(s) and requesting correction of said violation(s). Homeowner has 15 days to cure the violation.
- Second Notice:** A second letter is sent to the homeowner requesting corrections of said violation. The Homeowner is given an additional 15 days to cure the violation.
- Third Notice (PC209):** A PC 209 letter is sent both certified and regular mail to the Homeowner. This letter is the final letter before fines are assessed. This letter notifies the homeowner of their right to request a hearing in front of the Board of Directors to plead their case. The Board may impose a continuing monetary penalty, assessed on a weekly basis, without additional notice, until the infraction or violation has been remedied. (A continuing violation is a violation of an ongoing nature which has not been corrected.)

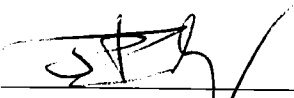
Repeat Violation:

Fine Letter to Homeowner.

(A repeat violation occurs when a person violates the same provision of the Association's governing document more than once in a 6 month period and has already been given the appropriate warnings and hearing notices. A repeated violation will result in an immediate fine.)

Approved on 5-4, 2017 by the Board of Directors.

 \_\_\_\_\_, President

 \_\_\_\_\_, Director

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